



Historic District Commission

New Business –Certificate of Appropriateness 132 S. Columbia Street (Project #20-037)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
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Applicant	Filing Date	Meeting Date(s)	Historic District
Delta Kappa Epsilon (DKE), Owner David Swanson, Landscape Architect	5/11/2020	6/15/2020	Cameron-McCauley

Project Description

The applicant proposes site improvements, including reconstructing mortared stone walls, replacing a wood fence, installing a new metal picket and cable rail fences, as well as replacing the concrete on the existing basketball court.

Proposed Findings of Fact

1. After the original fraternity house on the site burnt down, this house was constructed in 1970. It is listed as non-contributing on the 2015 West Chapel Hill Historic District (Boundary Increase).
2. In 2000, the Town of Chapel Hill approved a Special Use Permit (SUP) for the Delta Kappa Epsilon (DKE) Fraternity House. The SUP permitted an alternate one-foot buffer along the western edge of the site and a three-foot buffer along the north edge of the site. The applicant is proposing modifications in these alternate buffers.
3. The applicant proposes to reconstruct the existing mortared stone wall along the north side of the property, increasing the height of the rock wall to 30 inches and introducing 36-inch tall stone piers on either side of the walkway.
4. The applicant also proposes to remove an existing wood fence surrounding the dumpster area, replacing it with a new 6-foot-tall wood fence.
5. A new black aluminum picket fence measuring 6 feet in height will be installed along the north and west sides of the property, with a new metal gate along the west property line. Finally, a new 36-inch barrier rail post and cable will be introduced through the existing Carissa Holly hedges on the west property line.
6. The applicant also proposes to replace the existing concrete surface of the basketball court on the southwest corner of the property.

Applicable Design Guidelines

Walls & Fences (page 17):

1. Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.
2. Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.
3. Protect and maintain the features, materials, and details of historic walls and fences through appropriate methods.
4. Repair deteriorated or damaged historic walls and fences through recognized preservation methods.
5. Replace in kind historic walls and fences that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern.
6. If a historic wall or fence is missing, either replace it to match the original, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, scale, and detail with the building, site, and district.

7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

Congruity Findings

Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e):

Criterion C: Proposed exterior construction materials, including texture and pattern, are ***congruous/incongruous*** with those found on the historic house and those found on historic houses within the historic district.

Criterion D: The architectural detailing, such as lintels, cornices, brick bond, and foundation materials, are ***congruous/incongruous*** with those found on the historic house and those found on historic houses within the historic district.

Criterion H: Appurtenant fixtures and other features such as lighting are ***congruous/incongruous*** with the historic house and historic sites in the district.

Condition of Approval

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the Certificate of Appropriateness as referenced above on the basis that it ***would/would not be incongruous*** with the special character of the district.